

29930

TA-8-38-26692-5
38-26794
WARRANTY DEED (INDIVIDUAL)

Vol. 1183 Page 18528

MILTON O. MOORMAN and SHIRLEY R. MOORMAN, husband and wife
CARRIAGE MOBILE HOMES, INC., an Oregon Corporation, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

Lots 36 and 37, Block 66, FIFTH ADDITION TO NIMROD RIVER PARK, in the
County of Klamath, State of Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE
OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK
WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See attached Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 3,200.00.

Dated this 20th day of October, 19 83.

Milton O. Moorman
Shirley R. Moorman

STATE OF OREGON, County of Klamath) ss.

On the 25TH day of October, 19 83, personally appeared the above named
Milton O. Moorman and Shirley R. Moorman and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Susan C. Latzke
Notary Public for Oregon
My commission expires: 11-2-86

The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.
If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

TAX STATEMENTS TO:
Carriage Mobile Homes, Inc.
6261 South 6TH Street
Klamath Falls, Ore.

STATE OF OREGON,)

County of _____) ss.

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____
Deputy _____

EXHIBIT "A"

SUBJECT TO:

1. All contract proceedings, taxes and assessments relating to the Special Road District Nimrod Park and all rights of way for roads, ditches, canals and conduits, if any there may be. The Order creating the Improvement District was recorded February 17, 1966 in Book M-66 at page 2325, Microfilm Records.
2. Subject to a 60 foot right of way for Indian Service Roads No. S-59(1) and S-60 as set forth in instrument including the terms and provisions thereof, to Edwin J. Walker, recorded May 15, 1959 in Book 312 at page 436, Deed Records.
3. Sixteen foot easement for future public utilities along the back and side lines of all lots; twenty foot set back line along the front of all lots, including the terms and provisions thereof, as set forth in the Plat and Dedication of Fifth Addition to Nimrod River Park.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : July 22, 1968 Book: M-68 Page: 6636

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 26th day of October A.D. 19 83
 at 3:42 o'clock P M, and duly
 recorded in Vol. M83 of Deeds
 Page 18528

EVELYN BIEHN, County Clerk

By Pam Smith DeputyFee 8.00